

177.0

0006

0001.0

Map

Block

Lot

1 of 1
CARD

ARLINGTON

APPRaised:

78,200 /

78,200

USE VALUE:

78,200 /

78,200

ASSESSED:

78,200 /

78,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	LANCASTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TOWN OF ARLINGTON PARK

Owner 2:

Owner 3:

Street 1: 730 MASS AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This Parcel contains 4,620 Sq. Ft. of land mainly classified as Vacant-Sel

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
930	Vacant-Sel		4620		Sq. Ft.	Site		0	70.	0.24	6			Unbuild	-80					78,204						78,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
930	4620.000			78,200	78,200		119776
							GIS Ref
							GIS Ref
							Insp Date

Source:		Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Entered Lot Size
								Total Land:
								Land Unit Type:
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	930	FV		0	4,620.	78,200	78,200	78,200
2019	930	FV		0	4,620.	77,100	77,100	77,100
2018	930	FV		0	4,620.	59,200	59,200	59,200
2017	930	FV		0	4,620.	55,900	55,900	55,900
2016	903	FV		0	4,620.	51,400	51,400	51,400
2015	903	FV		0	4,620.	48,000	48,000	48,000
2014	903	FV		0	4,620.	44,200	44,200	44,200
2013	903	FV		0	4,620.	44,200	44,200	44,200

Parcel ID: 177.0-0006-0001.0

!13904!

PRINT

Date: 12/11/20

Time: 03:47:44

LAST REV

Date: 03/11/16

Time: 09:02:03

mmcmakin

13904

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH									
Type:			Full Bath:	Rating:														
Sty Ht:			A Bath:	Rating:														
(Liv) Units:		Total:	3/4 Bath:	Rating:														
Foundation:			A 3QBth:	Rating:														
Frame:			1/2 Bath:	Rating:														
Prime Wall:			A HBth:	Rating:														
Sec Wall:		%	OthrFix:	Rating:														
Roof Struct:			OTHER FEATURES															
Roof Cover:			Kits:	Rating:														
Color:			A Kits:	Rating:														
View / Desir:			Frl:	Rating:														
GENERAL INFORMATION			WSFlue:	Rating:														
Grade:			CONDOS INFORMATION															
Year Blt:		Eff Yr Blt:	Location:															
Alt LUC:		Alt %:	Total Units:															
Jurisdct:		Fact:	Floor:															
Const Mod:			% Own:															
Lump Sum Adj:			Name:															
INTERIOR INFORMATION			DEPRECIATION															
Avg Ht/FL:			Phys Cond:	0.0	%													
Prim Int Wall:			Functional:		%													
Sec Int Wall:		%	Economic:		%													
Partition:			Special:		%													
Prim Floors:			Override:		%													
Sec Floors:		%	Total:	0	%													
Bsmnt Flr:			CALC SUMMARY															
Subfloor:			Basic \$ / SQ:															
Bsmnt Gar:			Size Adj.: 1.00000000															
Electric:			Const Adj.: 16.00000000															
Insulation:			Adj \$ / SQ:															
Int vs Ext:			Other Features: 0															
Heat Fuel:			Grade Factor:															
Heat Type:			NBHD Inf: 1.00000000															
# Heat Sys:			NBHD Mod:															
% Heated:		% AC:	LUC Factor: 1.00															
Solar HW:		Central Vac:	Adj Total: 0															
% Com Wall:		% Sprinkled:	Depreciation: 0															
			Deprecated Total: 0															
MOBILE HOME			WtAv\$/SQ:	AvRate:	Ind.Val													
SPEC FEATURES/YARD ITEMS			Juris. Factor:		Before Depr: 0.00													
			Special Features: 0		Val/Su Net:													
			Final Total: 0		Val/Su SzAd													
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:			Total Special Features:				Total:										
RESIDENTIAL GRID																		
1st Res Grid	Desc:	# Units:																
Level	FY LR DR D K FR RR BR FB HB L O																	
Other																		
Upper																		
Lvl 2																		
Lvl 1																		
Lower																		
Totals	RMs:	BRs:	Baths:	HB														
REMODELING RES BREAKDOWN																		
Exterior:	No Unit	RMS	BRS	FL														
Interior:																		
Additions:																		
Kitchen:																		
Baths:																		
Plumbing:																		
Electric:																		
Heating:																		
General:																		
SUB AREA																		
Code	Description	Area - SQ		Rate - AV		Undepr Value		Sub Area		% Usbl		Descrip		% Type		Qu # Ten		
SUB AREA DETAIL																		
Net Sketched Area:			Total:															
Size Ad			Gross Are				FinArea											
IMAGE																		
AssessPro Patriot Properties, Inc																		